

WOODS AT SOUTHRIDGE

**LOCATED IN SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST
 CITY OF DELAND, VOLUSIA COUNTY, FLORIDA**

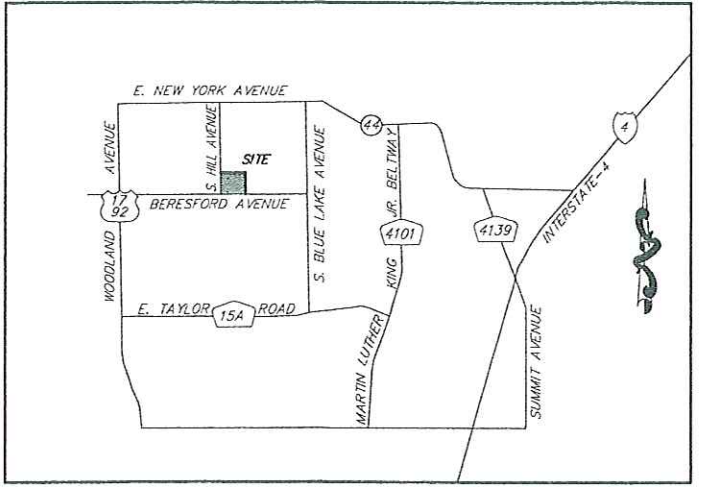
REPLATING A PORTION OF LOT 5, ALL LOTS 6 THROUGH 12, GAY SUBDIVISION, PLAT BOOK 8, PAGE 259
 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 5, AND ALL OF LOTS 6 THROUGH 12, GAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 259, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 88°33'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1984.99 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 00°51'55" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF BERESFORD AVENUE AS MAINTAINED AND MONUMENTED AND THE POINT OF BEGINNING; THENCE RUN SOUTH 88°33'02" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 638.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HILL AVENUE AS RECORDED IN PLAT BOOK 8, PAGE 259, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°48'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 611.42 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88°46'28" EAST, ALONG SAID NORTH LINE, 635.97' TO A POINT LYING ON THE AFORESAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00°51'55" EAST, ALONG SAID EAST LINE, 612.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA AND CONTAINS 6.940 ACRES, MORE OR LESS.



VICINITY MAP
 NOT TO SCALE

SURVEYORS NOTES:

- 1) —□— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED PRM LS 4044, UNLESS NOTED OTHERWISE.
- 2) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED PRM LS 4044, UNLESS NOTED OTHERWISE.
- 3) BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST, BEING S88°53'02"W.
- 4) ERROR OF CLOSURE DOES NOT EXCEED 1' IN 10,000 FEET.
- 5) TRACT 1, (TREE PRESERVATION AREA) SHOWN OR DESCRIBED HEREON IS DEDICATED TO AND MAINTAINED BY THE WOODS AT SOUTHRIDGE HOME OWNERS ASSOCIATION.
- 6) NON-VEHICULAR ACCESS EASEMENTS ARE AREAS WHERE VEHICULAR ACCESS IS PROHIBITED AND WHERE FACILITIES FOR VEHICULAR TRAFFIC, SUCH AS DRIVEWAYS ARE PROHIBITED.
- 7) TRACT 2, (DRAINAGE EASEMENT, TREE PRESERVATION AREA AND DRY RETENTION POND) IS DEDICATED TO AND MAINTAINED BY THE WOODS AT SOUTHRIDGE HOME OWNERS ASSOCIATION WITH DRAINAGE RIGHTS CONVEYED TO VOLUSIA COUNTY, FLORIDA FOR STORMWATER RUNOFF FROM CONTRIBUTING PORTIONS OF BERESFORD AVENUE AND SOUTH HILL AVENUE.

LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- R.....RADIUS
- ∠.....CENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- CB.....CHORD BEARING
- PB.....PLAT BOOK
- ORB.....OFFICIAL RECORDS BOOK
- PG.....PAGE
- PT.....POINT OF TANGENCY
- PC.....POINT OF CURVATURE
- CL.....CENTERLINE
- R/W.....RIGHT-OF-WAY
- CCR.....CERTIFIED CORNER RECORD
- (TYP).....TYPICAL

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

KNOWN ALL MEN BY THESE PRESENTS, that WOODS AT SOUTHRIDGE, incorporated under the laws of the state of Florida being the owner in fee simple of the lands described in the attached plat, entitled WOODS AT SOUTHRIDGE, located in Volusia County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates _____ STREETS, 1' NON-VEHICULAR ACCESS EASEMENT AND UTILITY EASEMENTS, TRACT 3

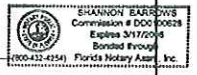
shown or described thereon to the perpetual use of the Public, for proper purposes and
 IN WITNESS WHEREOF has caused these presents to be signed by the officer named below and its corporate seal to be affixed hereto on this _____ day of _____ A.D. 2004

BY: [Signature] PRINTED NAME: L. P. SHASSIAN
 MANAGER

Signed and acted in the presence of:
[Signature] PRINTED NAME: Kelly Nagentide
[Signature] PRINTED NAME: Dan Hudson

STATE of Florida COUNTY of Orange
 The foregoing instrument was acknowledged before me on this 1st day of March, 2004, by Louis P. Shassian

He is personally known to me or has produced a drivers license as identification.
[Signature]
 NOTARY PUBLIC STATE OF Florida
 My Commission Expires 7-13-06
 Printed Name: Shannon Barrows



QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on DECEMBER 2nd 2004

he completed the surveying of the lands as shown in the accompanying plat, that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon and complies with the requirements of Chapter 119, Florida Statutes; and that said land is located in Volusia County, Florida.

[Signature] Date: Dec 23 2004
 David A. White
 Surveyors Name (printed)
 Professional Engineering Consultants, Inc.
 200 East Robinson Street, Suite 1560 Orlando Florida 32801

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to City specifications and standards and all applicable regulations in the _____ Subdivision or that a guarantee of the installation of the required improvements in a manner according to Section 33-147 has been received.
[Signature]
 City Engineer

CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR

THIS IS TO CERTIFY, that on 12/10/04 this plat was approved by [Signature]
 Larry R. Efiop, Jr. #5829
 County Registered Surveyor and Mapper

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

The DeLand Planning Board does hereby approve the Final Plat of the _____ Subdivision
12/7/04 Date
[Signature]
 Chairman, DeLand Planning Board

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

The DeLand City Commission hereby approved the Final Plat for the _____ Subdivision
[Signature]
 Mayor, DeLand (Seal)

CERTIFICATE OF CLERK

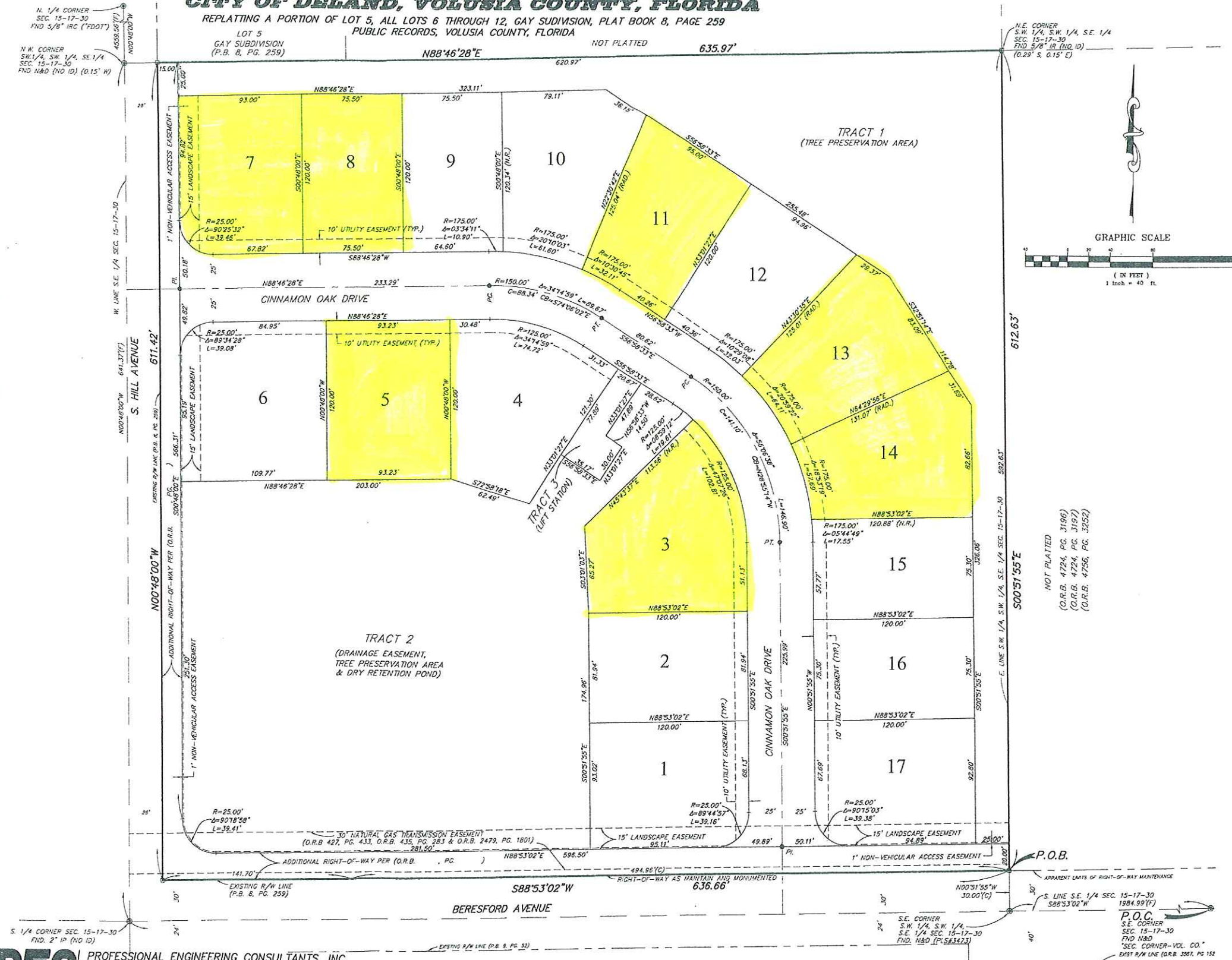
I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of chapter 177, Florida Statutes, and was filed for record on December 7 2005 at DeLand, FL File No 2005-031247

[Signature]
 Clerk of the Circuit Court in and for Volusia County, Florida

WOODS AT SOUTHRIDGE

**LOCATED IN SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST
 CITY OF DELAND, VOLUSIA COUNTY, FLORIDA**

REPLATING A PORTION OF LOT 5, ALL LOTS 6 THROUGH 12, GAY SUBDIVISION, PLAT BOOK 8, PAGE 259
 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA



NOT PLATED
 (O.R.B. 4724, PG. 3196)
 (O.R.B. 4724, PG. 3197)
 (O.R.B. 4756, PG. 3252)

P.O.C.
 S.E. CORNER
 SEC. 15-17-30
 FND N&D
 SEC. CORNER-VOL. CO.
 EXIST R/W LINE (O.R.B. 3587, PG. 152)